

planning



reviewing



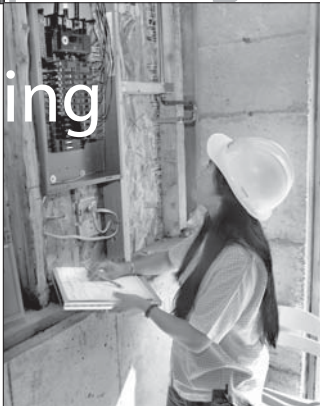
protecting



improving



enforcing



This is  
dpd

## Seattle's Department of Planning and Development

---

*DPD develops, administers and enforces standards for land use, design, construction and housing within the city limits.*

*DPD is also responsible for long-range planning, including Seattle's Comprehensive Plan and related projects—transportation improvements, neighborhood business revitalization, downtown and waterfront planning, and more.*

# Overview

DPD’s work affects many aspects of the city. From the structural elements of a house, to the design of new buildings, to the parking spaces available at an apartment building, to the future of the Central Waterfront, DPD planners, reviewers and inspectors are working every day to protect and enhance Seattle’s natural and built environment.

DPD services are provided by a staff of 360, comprised of professional engineers, architects, urban and land use planners, inspectors with experience in the construction-related trades, code development analysts, code compliance inspectors, and specialists in sustainable building and the permit process.

The department develops policies and codes related to environmental protection, development, housing and community standards, including:

- Seattle Land Use Code
- State Environmental Policy Act
- Seattle Shoreline Master Plan
- Environmental Critical Areas Ordinance
- Seattle Building Code
- Seattle Mechanical Code
- Seattle Energy Code
- Stormwater, Grading and Drainage Control Ordinance
- Housing & Building Maintenance Code
- Seattle Noise Ordinance

For an overview of how DPD has grown over the years and a spotlight on current planning and development issues, view our “This is DPD” Powerpoint presentation at [www.seattle.gov/dpd/about](http://www.seattle.gov/dpd/about).



19th floor of  
Seattle Municipal Tower

- Comprehensive Planning
- Area Planning
- Land Use Policy
- CityDesign (urban design office)
- Seattle Design Commission
- Seattle Planning Commission

## Planning a Better Seattle

In June 2002 a number of long-range physical planning functions were added to DPD’s mission, including the Seattle Planning Commission. DPD is now responsible for monitoring and updating the City’s Comprehensive Plan; evaluating regional growth management policy; developing sub-area and functional plans; preparing urban design plans; developing land use policy; and staffing the Seattle Planning Commission and the Seattle Design Commission.

# Operations



20th-22nd floors of  
Seattle Municipal Tower

- Applicant Services Center
  - Permit application and issuance
- Review & Inspection Center
  - Construction and electrical inspections
  - Signs
  - Licensing
  - Engineering services
  - Land use review
  - Design review
  - Technical code development

## Permitting & Inspecting

Each year DPD approves over 23,000 land use and construction-related permits and performs 80,000 on-site inspections. Our reviewers analyze development projects based on Seattle’s land use, construction and environmental regulations. Our team of over 50 construction inspectors visits all single family, multifamily, commercial and industrial construction sites within the city, ensuring compliance with building, energy, mechanical, environmental, drainage, erosion control, side sewer, electrical, elevator, boiler, refrigeration, sign and housing/zoning standards.

# Stats at a glance

- Each year DPD issues over 23,000 permits—approximately 700 Master Use Permits, 6,000 building permits, and over 17,000 other construction-related permits.
- The total project value of issued permits has exceeded \$1 billion each year since 1998.

**Permit Trends:** While 2002 marked the first downturn in overall demand for permitting services in seven years, the need for services by homeowners and other one-time applicants remains strong, producing a high demand for one-on-one coaching.



19th floor of  
Seattle Municipal Tower

- Housing and Zoning Enforcement
- Construction Enforcement
- Property Owner/Tenant Assistance
- Enforcement Facilitation

## Enforcing Seattle’s Codes

Each year DPD housing and zoning inspectors respond to over 4,600 complaints pertaining to minimum housing standards, land use violations, shorelines, tenant relocation assistance, just cause eviction, vacant buildings and noise control. Examples of violations include illegal uses, junk storage, noxious weed growth, vacant buildings and construction noise. DPD’s Enforcement Facilitation group provides legal support for obtaining code compliance.

# Code Compliance

# Public Relations

19th & 20th floors of Seattle  
Municipal Tower

- Community Relations
- Public Resource Center



## Reaching Out to the Community

Active community outreach is a high priority for DPD. Outreach efforts include public workshops and meetings regarding long-range planning issues like the Central Waterfront, Comprehensive Plan, South Lake Union, and the monorail and light rail. DPD also offers a home improvement workshop series, disaster preparedness seminars, landslide forums, stakeholder meetings, and a monthly newsletter—*dpdINFO*.

## Providing Access to Information



Staff in DPD's Public Resource Center (PRC) play a key role in allowing the citizens of Seattle an opportunity to comment on proposed land use actions. Staff post signs at sites of proposed development throughout the city and publish a twice-weekly bulletin, called the Land Use Information Service. The PRC also provides walk-in customers with centralized access to all DPD publications, historical property records on microfilm, GIS maps, Master Use Permit information, the City's Sustainable Building Library, and free access to the City website on self-help computers.

# www.seattle.gov/dpd



DPD maintains an active website, continuously expanding online services. Our web development team includes both technical and public relations staff. On our website you will find easy access to:

- major planning activities
- code enforcement actions
- the latest news
- public notice
- permit status
- maps and publications
- and much more

Visit our website today for an in-depth look at DPD.

## DPD's Work Supports Mayor Greg Nickels' Priorities

- Keep Seattle moving
- Keep our neighborhoods safe
- Create jobs and opportunities for all
- Build strong families and healthy communities



City of Seattle  
Department of Planning and Development